

**SNAPSHOT of HOME Program Performance--As of 09/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Montgomery County**

State: **OH**

PJ's Total HOME Allocation Received: **\$18,360,945**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 22			
% of Funds Committed	97.64 %	96.48 %	8	94.94 %	77	75	
% of Funds Disbursed	94.93 %	89.31 %	5	84.35 %	91	90	
Leveraging Ratio for Rental Activities	5.93	6.02	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	48.02 %	86.61 %	22	81.38 %	8	7	
% of Completed CHDO Disbursements to All CHDO Reservations***	47.32 %	77.45 %	20	68.05 %	14	18	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	87.28 %	81.46 %	9	79.65 %	67	62	
% of 0-30% AMI Renters to All Renters***	41.23 %	47.30 %	15	44.76 %	42	42	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.61 %	93.96 %	11	94.31 %	33	33	
Overall Ranking:			In State:	18 / 22	Nationally:	23	27
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$19,378	\$13,974		\$25,245	228 Units	36.50 %	
Homebuyer Unit	\$19,923	\$11,321		\$14,395	49 Units	7.80 %	
Homeowner-Rehab Unit	\$24,086	\$18,661		\$20,186	209 Units	33.40 %	
TBRA Unit	\$3,738	\$4,159		\$3,142	139 Units	22.20 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County OH

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$43,489	\$80,610	\$23,466
<b>State:*</b>	\$75,117	\$81,481	\$20,809
<b>National:**</b>	\$88,539	\$71,594	\$22,853

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.91

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	<span style="border: 1px solid black; padding: 2px;">45.4</span>	<span style="border: 1px solid black; padding: 2px;">52.3</span>	<span style="border: 1px solid black; padding: 2px;">64.3</span>	<span style="border: 1px solid black; padding: 2px;">57.6</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">53.7</span>	<span style="border: 1px solid black; padding: 2px;">45.5</span>	<span style="border: 1px solid black; padding: 2px;">34.8</span>	<span style="border: 1px solid black; padding: 2px;">41.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">2.3</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>
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### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">48.2</span>	<span style="border: 1px solid black; padding: 2px;">20.5</span>	<span style="border: 1px solid black; padding: 2px;">40.6</span>	<span style="border: 1px solid black; padding: 2px;">88.5</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">17.4</span>	<span style="border: 1px solid black; padding: 2px;">25.0</span>	<span style="border: 1px solid black; padding: 2px;">26.1</span>	<span style="border: 1px solid black; padding: 2px;">5.8</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">16.1</span>	<span style="border: 1px solid black; padding: 2px;">34.1</span>	<span style="border: 1px solid black; padding: 2px;">15.5</span>	<span style="border: 1px solid black; padding: 2px;">3.6</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">8.7</span>	<span style="border: 1px solid black; padding: 2px;">13.6</span>	<span style="border: 1px solid black; padding: 2px;">13.5</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">7.3</span>	<span style="border: 1px solid black; padding: 2px;">6.8</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">34.4</span>	<span style="border: 1px solid black; padding: 2px;">25.0</span>	<span style="border: 1px solid black; padding: 2px;">22.7</span>	<span style="border: 1px solid black; padding: 2px;">88.5</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">18.8</span>	<span style="border: 1px solid black; padding: 2px;">6.8</span>	<span style="border: 1px solid black; padding: 2px;">31.9</span>	<span style="border: 1px solid black; padding: 2px;">2.9</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">39.9</span>	<span style="border: 1px solid black; padding: 2px;">31.8</span>	<span style="border: 1px solid black; padding: 2px;">26.6</span>	<span style="border: 1px solid black; padding: 2px;">7.2</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">4.6</span>	<span style="border: 1px solid black; padding: 2px;">29.5</span>	<span style="border: 1px solid black; padding: 2px;">15.9</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>
Other:	<span style="border: 1px solid black; padding: 2px;">2.3</span>	<span style="border: 1px solid black; padding: 2px;">6.8</span>	<span style="border: 1px solid black; padding: 2px;">2.9</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">24.3</span>	<span style="border: 1px solid black; padding: 2px;">2.3</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">33.0</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">8.3</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">34.4</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 123

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

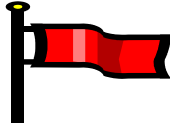
State: OH

Group Rank: 23  
(Percentile)

State Rank: 18 / 22 PJs

Overall Rank: 27  
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	<b>48.02</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	<b>47.32</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>87.28</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	<b>95.61</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	<b>1.16</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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